

Colonial Blvd. AADT: 60,500

Summerlin Rd. AADT: 34,500

Via Royale

Publix

Royal Palm Square Blvd.

**LSI**  
COMPANIES

OFFERING MEMORANDUM

# ROYAL PALM SQUARE MEDICAL OFFICE

PRE-LEASING – MEDICAL OFFICE SUITES 1,500 – 30,000 SQ. FT.

# PROPERTY SUMMARY

**Property Address:** 1380-1400 Colonial Blvd.  
Fort Myers, FL 33907

**County:** Lee

**Property Type:** Mixed-Use Development:  
Phase 1: Medical Office Buildings

**Property Size:** 14.54± Acres

**Building Size:** (2) 30,000± Sq. Ft. Medical Office Buildings

**Zoning:** PUD (Planned Unit Development)/CG  
(Commercial General)

**STRAP Number:** 024524P1330000410 (Main Parcel)

LEASE RATE

**\$30.00-35.00 PSF NNN**

**LSI**  
**COMPANIES**



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# SALES EXECUTIVE



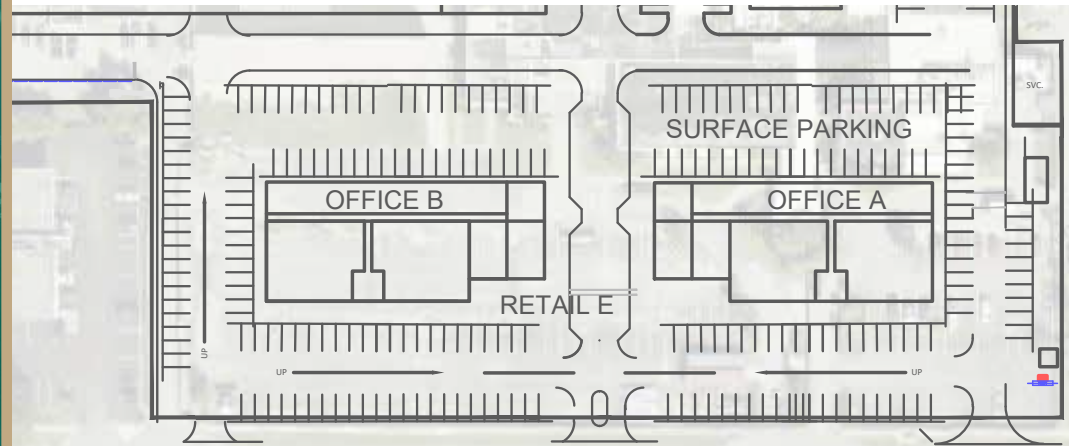
**Justin Thibaut, CCIM**  
President & CEO



**Laura Cari, CCIM**  
Senior Broker Associate



**Justin Milcetic**  
Sales Associate



## DIRECT ALL OFFERS TO:

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Justin Milcetic - [jmilcetic@lsicompanies.com](mailto:jmilcetic@lsicompanies.com)

**(239) 489-4066**

## OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not limited to, lease rate and basic terms.

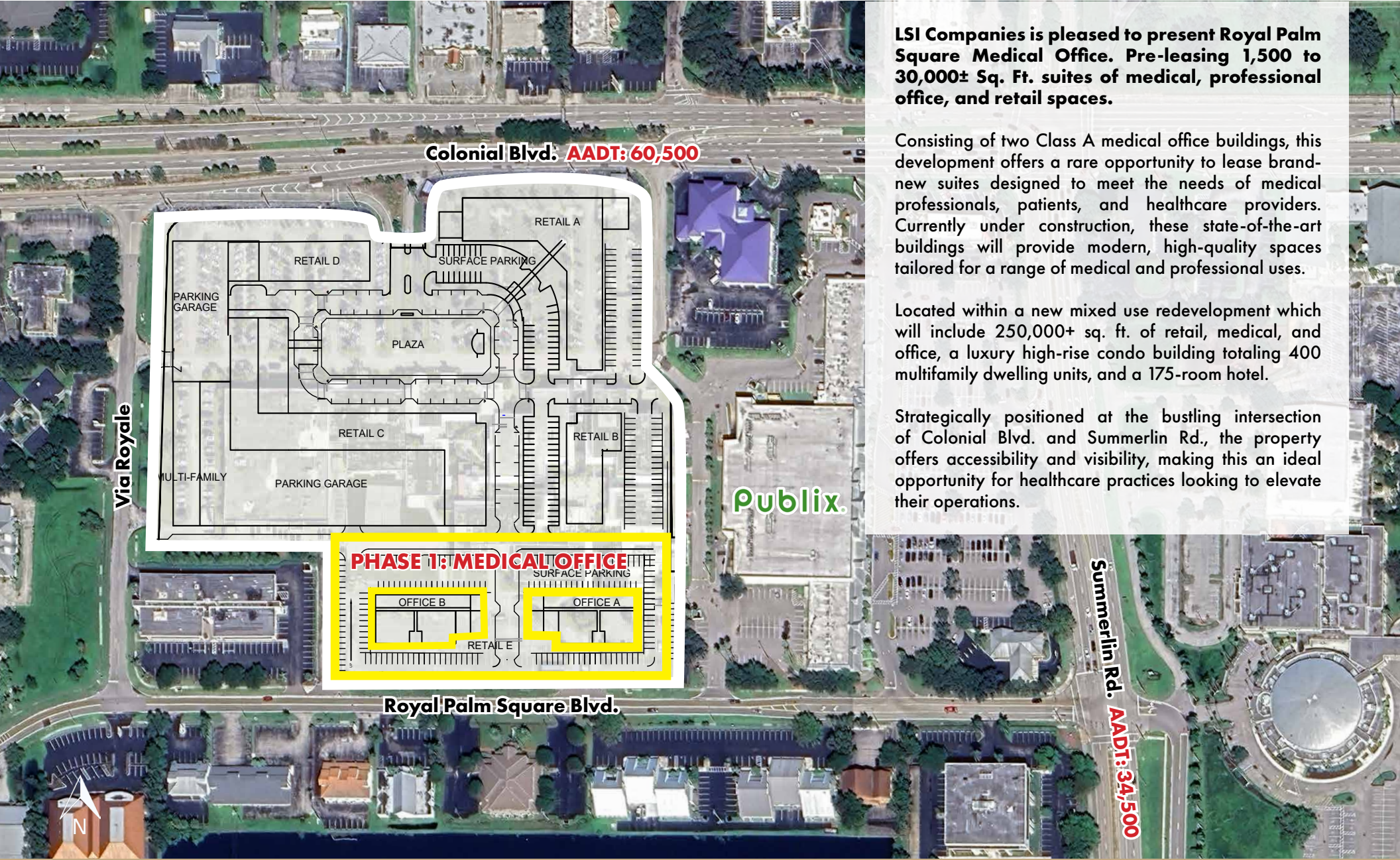
# EXECUTIVE SUMMARY

LSI Companies is pleased to present Royal Palm Square Medical Office. Pre-leasing 1,500 to 30,000± Sq. Ft. suites of medical, professional office, and retail spaces.

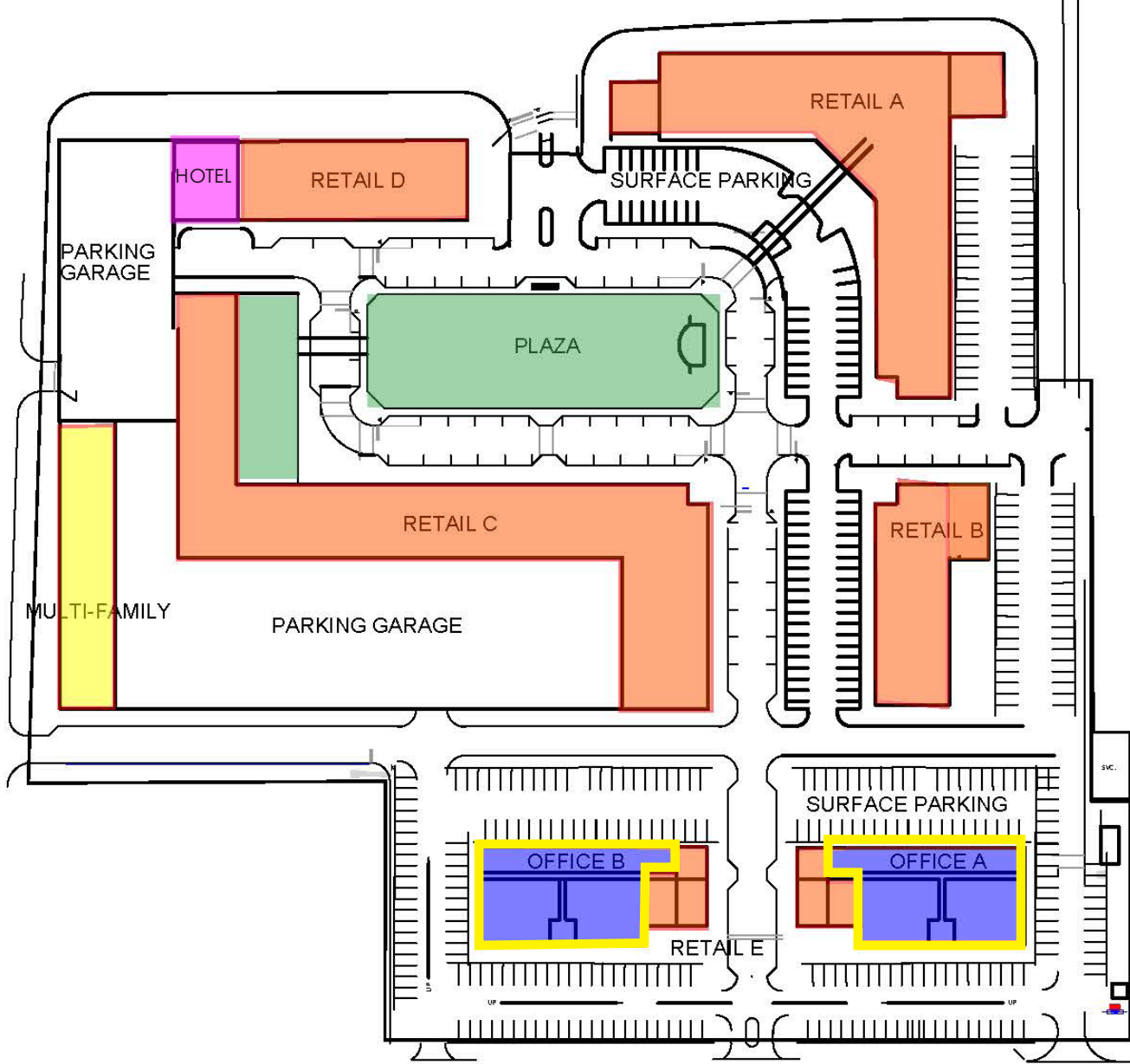
Consisting of two Class A medical office buildings, this development offers a rare opportunity to lease brand-new suites designed to meet the needs of medical professionals, patients, and healthcare providers. Currently under construction, these state-of-the-art buildings will provide modern, high-quality spaces tailored for a range of medical and professional uses.

Located within a new mixed use redevelopment which will include 250,000+ sq. ft. of retail, medical, and office, a luxury high-rise condo building totaling 400 multifamily dwelling units, and a 175-room hotel.

Strategically positioned at the bustling intersection of Colonial Blvd. and Summerlin Rd., the property offers accessibility and visibility, making this an ideal opportunity for healthcare practices looking to elevate their operations.



# MASTER CONCEPT PLAN



- RETAIL, OFFICE & MEDICAL**  
250,000 SF
- MULTI-FAMILY**  
400 UNITS
- HOTEL**  
175-KEY



**PROJECT OVERVIEW**



**250,000 SF**  
RETAIL, MEDICAL &  
PROFESSIONAL OFFICE



**400**  
LUXURY MULTI-FAMILY  
UNITS APPROVED



**175**  
KEY HOTEL  
APPROVED

New mixed-use redevelopment which will include 250,000+ sq. ft. of retail, medical, and office space, a luxury high-rise condo building totaling 400 multifamily dwelling units, and a 175-room hotel.

Garden City design featuring expansive central greenspace with tree-lined streets, rooftop fine dining, upscale finishes, and endless small shop and big box lease opportunities.

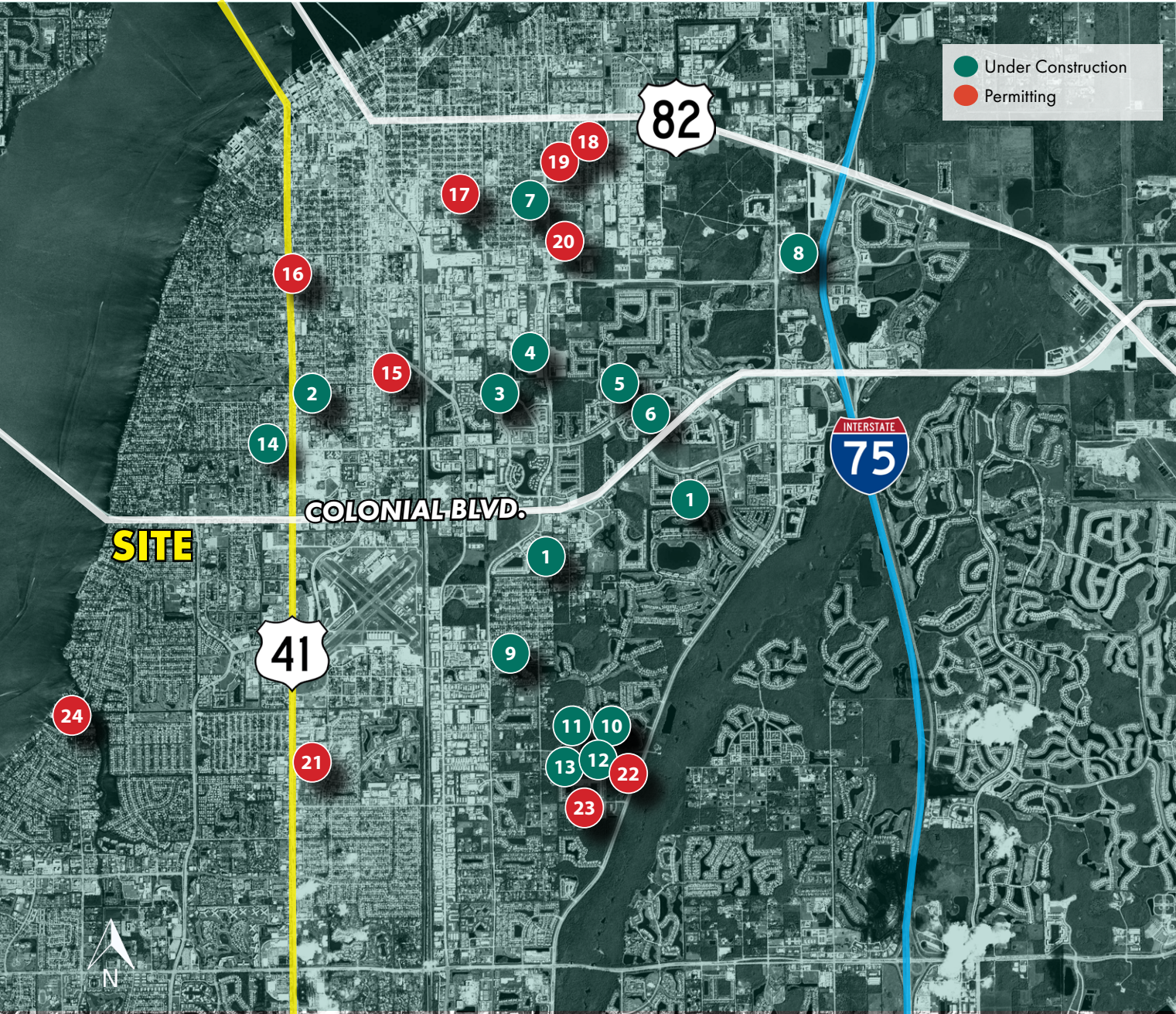
A true mixed-use development emphasizing “live-work-play” amenities within a sustainable urban environment. Ease of access with highly connected streetscape that promotes connectivity, pedestrian mobility, and multi-modal transportation.



ALESSIO  
DEVELOPMENT FL, LLC

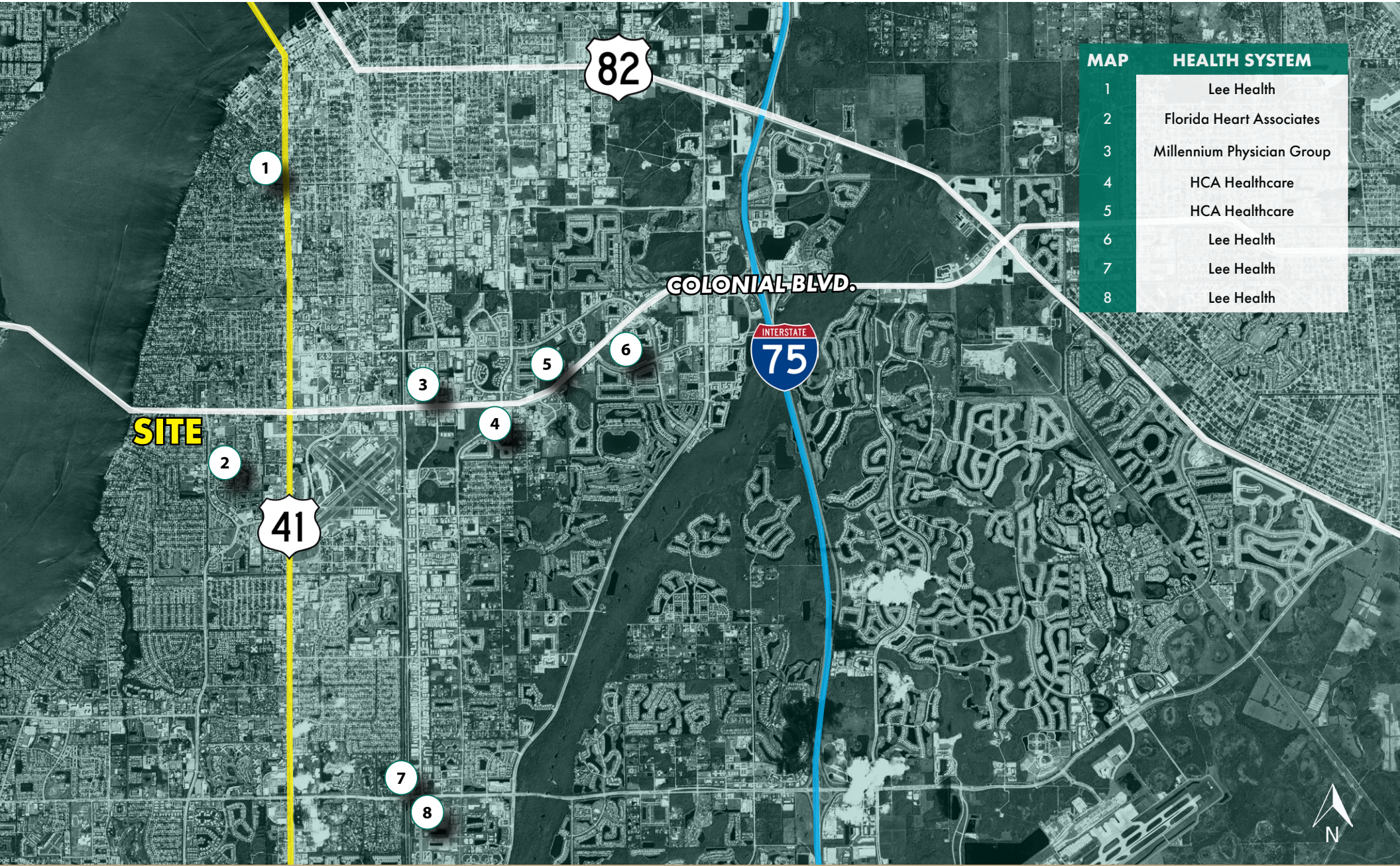


# RESIDENTIAL ACTIVITY MAP



● Under Construction  
● Permitting

MAP	COMMUNITY	UNITS
1	Bonavie Cove	238
2	Southward Village Phase 1	92
3	Argos by Soltura	139
4	The Monarch	336
5	Montego Square Apartments	280
6	V2 Apartments Phase 2-3	120
7	Towles Garden	141
8	The Tailor	384
9	Idlewild	52
10	Nallu's Place	13
11	Penzance 10	90
12	Pratt's Preserve	126
13	Parker Lane RPD Phase 3	21
14	1875 Commercial Dr. Multi-Family	319
15	Ekos on Evans	144
16	2010 Hanson St. Multi-Family	336
17	Southward Village Phase 2-4	375
18	White Coral Estates	26
19	Lake Vue Apartments	64
20	Leo at Edison Place	370
21	Palm Pointe Shoppes Multi-Family	263
22	Carissa	255
23	Oak Villages	262
24	11480 McGregor Blvd.	10
<b>TOTAL UNITS UNDERWAY</b>		<b>4,456</b>



MAP	HEALTH SYSTEM
1	Lee Health
2	Florida Heart Associates
3	Millennium Physician Group
4	HCA Healthcare
5	HCA Healthcare
6	Lee Health
7	Lee Health
8	Lee Health



DOWNTOWN FORT MYERS DR. MLK JR. BLVD.



VETERANS PKWY.

**SITE**

TAMIAMI TRAIL AADT 50,500

★ macy's  
JCPenney  
Dillard's  
EDISON MALL

COLONIAL BLVD.



**THE FORUM AT FORT MYERS**

**NOTABLE TENANTS**

TARGET STARBUCKS COFFEE THE HOME DEPOT

FIVE GUYS BURGERS and FRIES petco

McALISTER'S DELI BED BATH & BEYOND

FIREHOUSE SUBS ROSS DRESS FOR LESS

BANK of the OZARKS STAPLES

McE's BUFFALO WILD WINGS GRILL & BAR SUNTRUST

TUCANA FLATS Mario's BEST BUY KFC Sams Club BEST BUY TRADER JOE'S

SPROUTS Wawa Calver's Arby's CUP O' TAVERN McDonald's PETSMART

MD NOW Publix CVS pharmacy Blue Moon FRESH DONUTS DICK'S SPORTING GOODS

DANIELS PKWY.

Chick-fil-A FIRST WATCH DAVE & BUSTER'S DOUBLE TREE BY HILTON BELL TOWER FORT MYERS

Total Wine & MORE target STARBUCKS REGAL

COSTCO WHOLESALE ULTA BEAUTY OUTBACK STEAKHOUSE 7 ELEVEN

HomeGoods

WHOLE FOODS MARKET Suncoast Credit Union

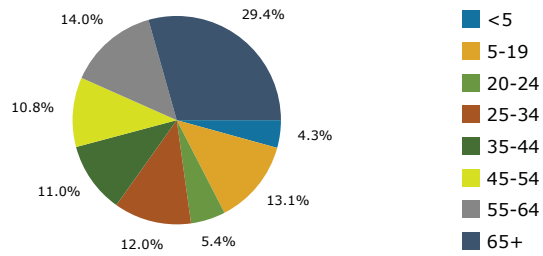
Walgreens Publix. CAVA



## AREA DEMOGRAPHICS

### 5 MILE RADIUS

2024 Population by Age

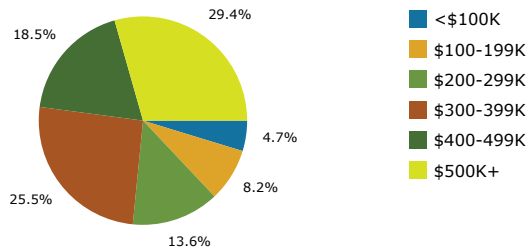


2024 POPULATION  
**179,131**



2024 MEDIAN AGE  
**49.4**

2024 Home Value

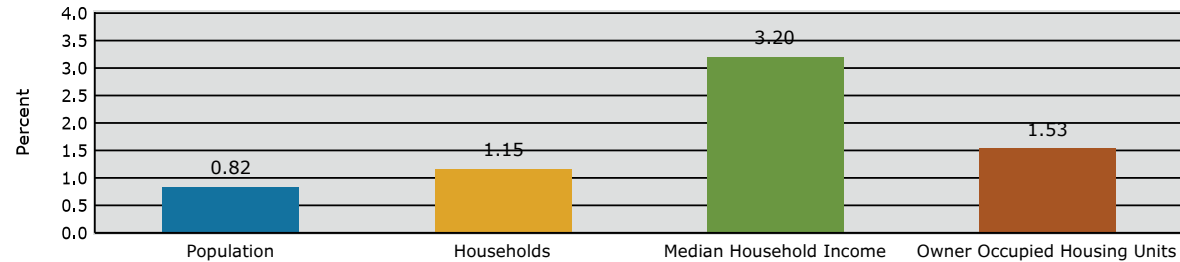


2024 MEDIAN HOME VALUE  
**\$390,787**

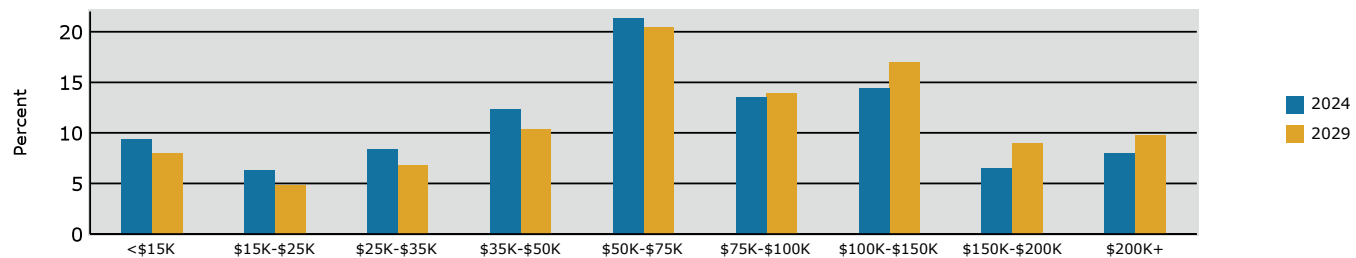


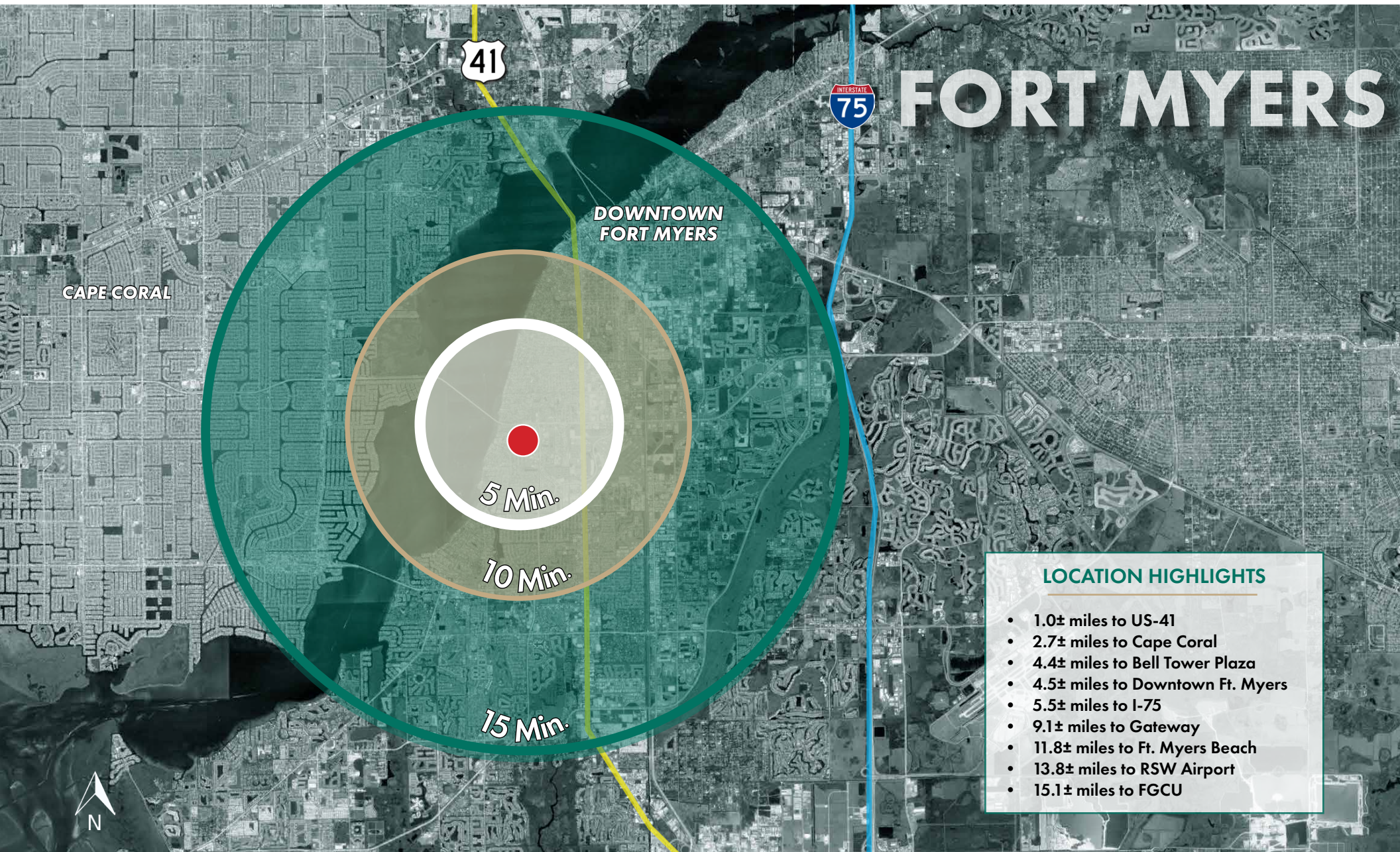
2024 AVERAGE HOUSEHOLD INCOME  
**\$93,895**

2024-2029 Annual Growth Rate



Household Income





# FORT MYERS

## LOCATION HIGHLIGHTS

- 1.0± miles to US-41
- 2.7± miles to Cape Coral
- 4.4± miles to Bell Tower Plaza
- 4.5± miles to Downtown Ft. Myers
- 5.5± miles to I-75
- 9.1± miles to Gateway
- 11.8± miles to Ft. Myers Beach
- 13.8± miles to RSW Airport
- 15.1± miles to FGCU



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